RENTAL MARKET REPORT

Calgary CMA

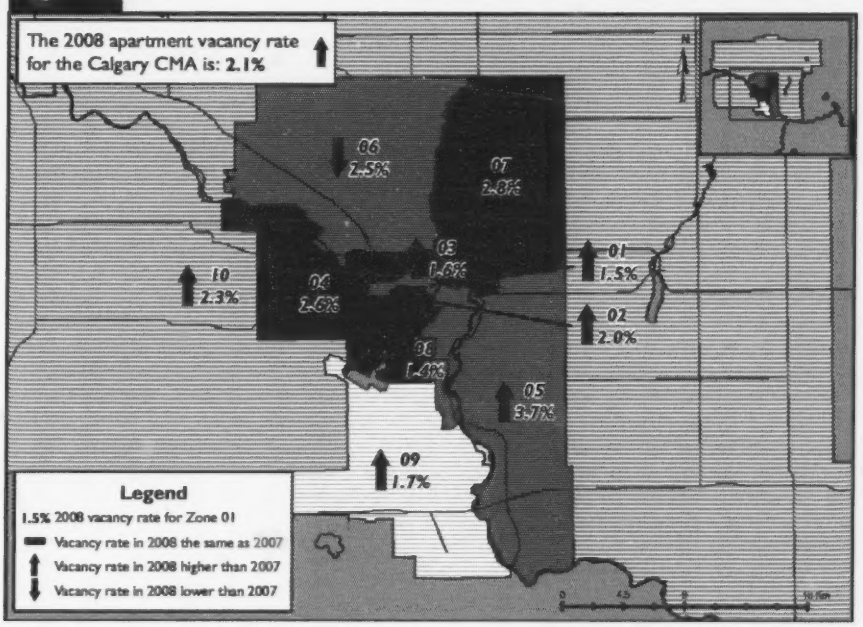
Canada Mortgage and Housing Corporation

Release Date: Fall 2008

Highlights

- Apartment vacancy rate in the Calgary CMA rose to 2.1 per cent in October 2008, up 0.6 percentage points from the previous year.
- Average rent for a two-bedroom unit was $1,148 per month in October 2008, up from $1,089 in October 2007.
- The vacancy rate for row (town house) rentals was 2.7 per cent, up 0.6 percentage points from a year earlier.
- Calgary's 2008 purpose built rental stock had 1,292 fewer apartments and 114 fewer row units than in 2007.
- Between the 2007 and 2008 surveys, conversions of purpose built rental stock to condominiums amounted to 912 units, consisting of 789 apartments and 123 row units.

Figure 1



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NATIONAL VACANCY RATE DECREASED IN OCTOBER 2008

The average rental apartment vacancy rate in Canada's 34 major centres decreased to 2.2 per cent in October 2008 from 2.6 per cent in October 2007. The centres with the highest vacancy rates in 2008 were Windsor (14.6 per cent), St. Catharines-Niagara (4.3 per cent), and Oshawa (4.2 per cent). On the other hand, the major urban centres with the lowest vacancy rates were Kelowna (0.3 per cent), Victoria (0.5 per cent), Vancouver (0.5 per cent), and Regina (0.5 per cent).

Apartment Vacancy Rates (%) by Major Centres

	Oct-07	Oct-08
Abbotsford	2.1	2.6
Barrie	3.2	3.5
Brantford	2.9	2.4
Calgary	1.5	2.1
Edmonton	1.5	2.4
Gatineau	2.9	1.9
Greater Sudbury	0.6	0.7
Guelph	1.9	2.3
Halifax	3.1	3.4
Hamilton	3.5	3.2
Kelowna	0.0	0.3
Kingston	3.2	1.3
Kitchener	2.7	1.8
London	3.6	3.9
Moncton	4.3	2.4
Montréal	2.9	2.4
Oshawa	3.7	4.2
Ottawa	2.3	1.4
Peterborough	2.8	2.4
Québec	1.2	0.6
Regina	1.7	0.5
Saguenay	2.8	1.6
Saint John	5.2	3.1
Saskatoon	0.6	1.9
Sherbrooke	2.4	2.8
St. Catharines-Niagara	4.0	4.3
St. John's	2.6	0.8
Thunder Bay	3.8	2.2
Toronto	3.2	2.0
Trois-Rivières	1.5	1.7
Vancouver	0.7	0.5
Victoria	0.5	0.5
Windsor	12.8	14.6
Winnipeg	1.5	1.0
Total	**2.6**	**2.2**

Demand for rental housing in Canada increased due to high migration levels, youth employment growth, and the large gap between the cost of homeownership and renting. Rental construction and competition from the condominium market were not enough to offset growing rental demand.

The highest average monthly rents for two-bedroom apartments in new and existing structures were in Calgary ($1,148), Vancouver ($1,123), Toronto ($1,095), and Edmonton ($1,034), followed by Ottawa ($995), Kelowna ($967), and Victoria ($965). The lowest average monthly rents for two-bedroom apartments in new and existing structures were in Trois-Rivières ($505), Saguenay ($518), and Sherbrooke ($543).

Year-over-year comparison of rents in new and existing structures can be slightly misleading because rents in newly-built structures tend to be higher than in existing buildings. However, by excluding new structures, we can get a better indication of actual rent increases paid by most tenants. The average rent for two-bedroom apartments in existing structures increased in all major centres. The largest rent increases in existing structures were recorded in Saskatoon (20.3 per cent), Regina (13.5 per cent), Edmonton (9.2 per cent), and Kelowna (8.4 per cent). Overall, the average rent for two-bedroom apartments in existing structures across Canada's 34 major centres increased by 2.9 per cent between October 2007 and October 2008.

CMHC's October 2008 Rental Market Survey also covers condominium apartments offered for rent in Calgary, Edmonton, Montréal, Ottawa, Québec, Regina, Saskatoon, Toronto, Vancouver, and Victoria. In 2008, vacancy rates for rental condominium apartments were below one per cent in four of the 10 centres surveyed. Rental condominium vacancy rates were the lowest in Regina, Toronto, Ottawa, and Vancouver. However, Calgary and Edmonton registered the highest vacancy rates for condominium apartments at 4.0 per cent and 3.4 per cent in 2008, respectively.

The survey showed that vacancy rates for rental condominium apartments in 2008 were lower than vacancy rates in the conventional rental market in Ottawa, Regina, Saskatoon, and Toronto. The highest average monthly rents for two-bedroom condominium apartments were in Toronto ($1,625), Vancouver ($1,507), and Calgary ($1,293). All surveyed centres posted average monthly rents for two-bedroom condominium apartments that were higher than average monthly rents for two-bedroom private apartments in the conventional rental market in 2008.

(Footnotes)

1 Major centres are based on Statistics Canada Census Metropolitan Areas (CMAs) with the exception of the Ottawa-Gatineau CMA which is treated as two centres for Rental Market Survey purposes.

CALGARY RENTAL MARKET SURVEY

Vacancy Rate Edges Up

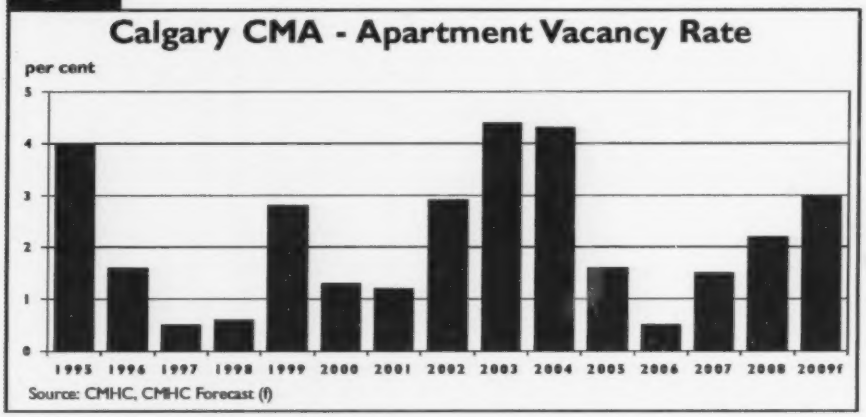
The apartment vacancy rate in the Calgary Census Metropolitan Area (CMA) increased from 1.5 per cent in October 2007 to 2.1 per cent in October 2008. The upward movement in the average vacancy rate of purpose built rental units can be attributed to the movement of renter households into home ownership and a moderation of net migration. Net migration to the City of Calgary amounted to 12,441 in 2008, down 29 per cent or 5,190 fewer people from a year earlier.

CMHC's October 2008 survey found 771 vacant privately-owned apartment units in the Calgary CMA, an increase of 188 over the 583 vacant units reported in October 2007.

Vacancy rates drifted higher this year for all bedroom types. The lowest vacancy rate was 1.9 per cent for a one-bedroom unit and highest at 2.9 per cent for a bachelor apartment. The vacancy rate for bachelor units also experienced the largest change between surveys, moving up 1.5 percentage points from last October. The average two-bedroom vacancy rate increased from 1.5 per cent in October 2007 to 2.2 per cent in October 2008.

Geographically, the vacancy rate rose in all areas across the Calgary CMA except the Northwest (Zone 6), where the average vacancy rate dipped from 2.7 per cent to 2.5 per cent. Vacancy rates ranged from a low of 1.4 per cent in Chinook (Zone 8) to a high of 3.7 per cent in the Southeast (Zone 5). The lower vacancy rate areas were found Downtown (Zone 1), North Hill (Zone 3) and Fish Creek (Zone 9), where the vacancy rates were 1.5, 1.6 and 1.7 per cent, respectively. Higher vacancy rates were in the geographical areas of the Northwest (Zone 6) at 2.5 per cent, Southwest (Zone 4) at 2.6 per cent, and Northeast (Zone 7) at 2.8 per cent.

Figure 2



By structure size, the vacancy rate increased for every category size. The lowest vacancy rate of 1.8 per cent was found in structures of three to five units while the vacancy rate was highest at 2.4 per cent in structures of 20 to 49 units. Structures of 20 to 49 units also experienced the largest change in vacancy, increasing from 1.4 to 2.4 per cent. The vacancy rate increased marginally from 1.8 to 1.9 per cent for structures of six to 19 units.

Vacancy rates by rent range showed that units renting for less than $600 per month had the lowest vacancy rate of 0.9 per cent, demonstrating that demand for rental housing remains tight in the relatively inexpensive segment of the rental market. The highest vacancy rate of 2.7 per cent was found in units renting for a thousand dollars or more.

Rent Growth Moderated in 2008

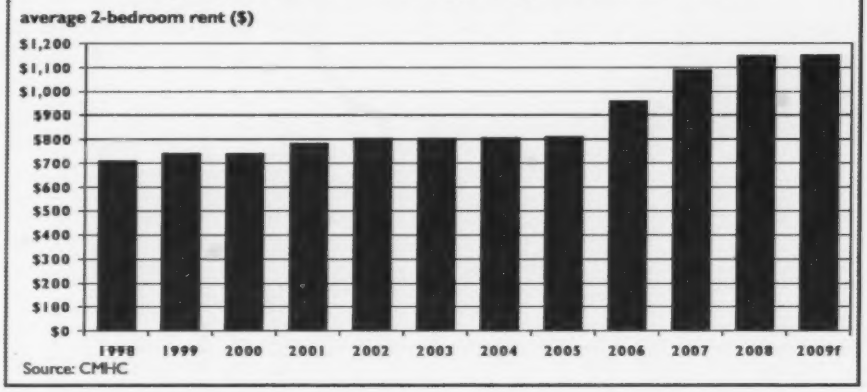
The rise in vacancies in the Calgary CMA has slowed the rate of rent increases in 2008 for units of a fixed sample. Following two consecutive years of double-digit rent increases of 18.3 per cent and 15.4 per cent in 2006 and 2007, respectively, the average rent for units sampled in both the 2007 and 2008 surveys grew by only 4.7 per cent in 2008. The change in average rent was the most pronounced for bachelor apartment units, which experienced an 8.8 per cent increase from 2007 to 2008. Meanwhile, one, two, and three-bedroom+ units had an average rent increase of 4.9, 4.4 and 4.2 per cent, respectively.

Within the various zones in the Calgary CMA, there was a wide range in the percentage change of average rents from the same structures. The highest change was found in bachelor units in Other Centres (Zone 10) where rent growth was 17.7 per cent. In the prior year, Zone 10 had a 6.8 per cent increase, lower than the 12.7 per cent average, thus it appears there was some catching-up implemented this year. The lowest growth in rents in same-sample structures occurred for one-bedroom units in the Northwest (Zone 6) were rents rose by 2.3 per cent. Last year, one-bedroom units in Zone 6 rose by 18.3 per cent, the highest for this bedroom type. Following the strong rent increases in 2007, landlords moderated rent increases in 2008 to hedge the risk of higher vacancies. The vast majority of rent increases in 2008 were in the single digits.

Rents in 2008 were generally higher than in 2007 for all bedroom types, although there were geographical areas that reported some lower average rents. The total average rent in the Calgary CMA was $1,031 per month, higher by $57 as compared to $974 in October 2007. For a two-bedroom apartment, the average rent was $1,148 per month in new and existing structures. By comparison, the two-bedroom average was reported to be $1,089 in the October 2007 survey. The Southeast (Zone 5), reported lower rents for one and two-bedroom apartments in 2008 as compared to last year. The only other area to report lower rents in 2008 as compared to 2007 was Chinook (Zone 8), where two-bedroom

Figure 3

Calgary CMA- Average Apartment Rent



Source: CMHC

average rents fell from $1,179 to $1,161 per month.

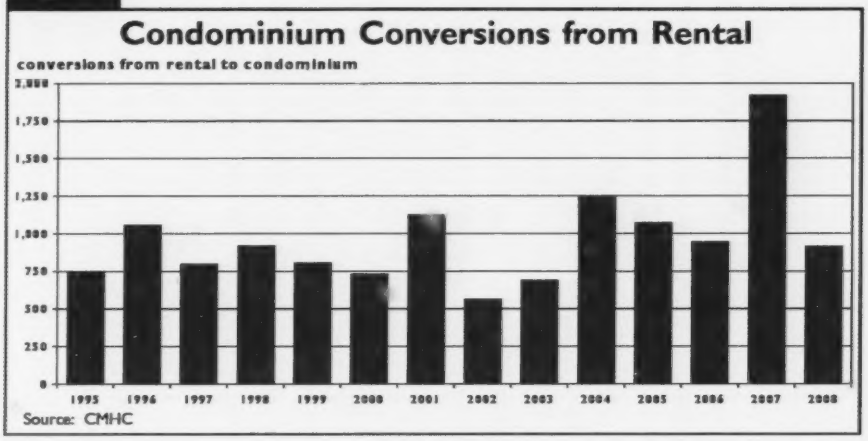
The lowest average rents for bachelor, one-bedroom, and two-bedroom apartments were all found in Other Centres (Zone 10), which are areas in the Calgary CMA but outside the City. Within the City, the lower average rent for a bachelor unit were found in the Southeast (Zone 4) at $641, and the Northwest (Zone 6) at $645. One-bedroom average rents tended to be more affordable in the Southwest (Zone 4) $851 and North Hill (Zone 3) $871. The only average rent under $1,000 in the City for a two-bedroom unit was $976 in the Southeast (Zone 5). The Southeast also had the lowest average rent of $855 per month for a three-bedroom+ apartment.

Average apartment rents Downtown (Zone 1) tended to be higher than in the rest of the metropolitan area and had the highest rents for bachelor units ($865), and two-bedroom units ($1,272). Land downtown tends to be relatively more expensive and rents tend to reflect this location factor. Fish Creek (Zone 9) at $1,033 had the highest one-bedroom average, followed by Downtown ($1,028). For three-bedroom+ units the $1,570 average rent was the most in the Beltline (Zone 2) followed by the Downtown area at $1,373 per month.

Conversions of Rental to Condominiums Moderate

The number of condominium conversions this year was reduced as a result of a lower level of demand and a high level of condominium supply in the resale market. Price volatility in the condominium market along with elevated renovation costs impacted participants in the conversion business by increasing the uncertainty of profitability. In the 12 months ending October 2008, there were 912 rental units converted, down 52 per cent from the record 1,917 units converted in 2007. Conversions in 2008 consisted of 789 apartment units and 123 row units.

Figure 4



Over the past year, the universe of private apartment units was reduced by 3.4 per cent from 38,150 in 2007 to 36,858 units in 2008. The purpose built private rental universe again contracted as conversions exceeded the 13 private rental completions so far this year. The universe was also eroded by some units that were removed because of fire, renovation, or demolition. The reduced universe of private rental apartments has helped keep vacancy rates lower than they would otherwise be. The conversion of apartments from rental to condominium homeownership is expected to be lower next year as the condominium resale market is over supplied and buyers' market conditions are expected to persist until the end of 2009.

So far in 2008, new rental construction in Calgary has been primarily social housing. Private apartment starts amounted to only 20 units in 2007, and through ten months of 2008 there have been 20 additional units started. While Calgary rents have risen over the past three years, construction costs have also escalated to the extent that market rents do not justify additional rental starts. The Calgary Apartment Construction Price Index has risen in the double digits year-over-year since 2006. The most current data available at the time of writing indicated apartment construction costs were 13.4 per cent higher than a year earlier in June 2007. With few private rental construction projects active, it appears that current rent levels will not stimulate a lot of new private rental construction moving forward.

Availability Rate Moves Up

A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant. A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental. As the definition of availability includes vacancy, the availability rate will always be equal to or greater than the vacancy rate.

The availability rate reveals the intentions of tenants and landlords and provides a glimpse of the future state of the rental market with respect to vacancies. Calgary's apartment availability rate increased from 2.9 per cent in October 2007 to 3.9 per cent in October 2008, up one percentage point. The 3.9 per cent availability rate translates to 1,437 apartment units available for rent at the time of the October 2008 survey. A year earlier, the number of available apartments stood at 1,106 units. The availability of 331 more apartment units over the past year during a period when the universe of apartment units was reduced indicates that vacancy rates are likely to drift higher moving forward into 2009.

The availability of apartment units by bedroom types was close to the total overall average of 3.9 per cent, ranging from 3.5 per cent availability for one-bedroom units to 4.3 per cent for bachelor apartments. There is, however, significant variation in availability by geographical location and bedroom type. For bachelor apartments, availability was the highest at 12.9 per cent in Chinook (Zone 8) and lowest in the City at 1.7 per cent in Downtown (Zone 1). The lowest availability rate for a one-bedroom suite was 2.1 per cent in Chinook (Zone 8) and highest at 6.2 per cent in North Hill (Zone 3).

In terms of available units, the Beltline had the most available one and two-bedroom units, at 185 and 160 units, respectively. This is a natural occurrence, considering the Beltline also has the highest rental market universe in the Calgary CMA. By geographical area, the most available units were found in the Beltline (372 units), North Hill (200

units), and the Southwest (197 units). The number of units available were fewest in Other Centres (21 units), the Southeast (63 units), and the Northeast (69 units).

Row (Townhouse) Vacancies Low

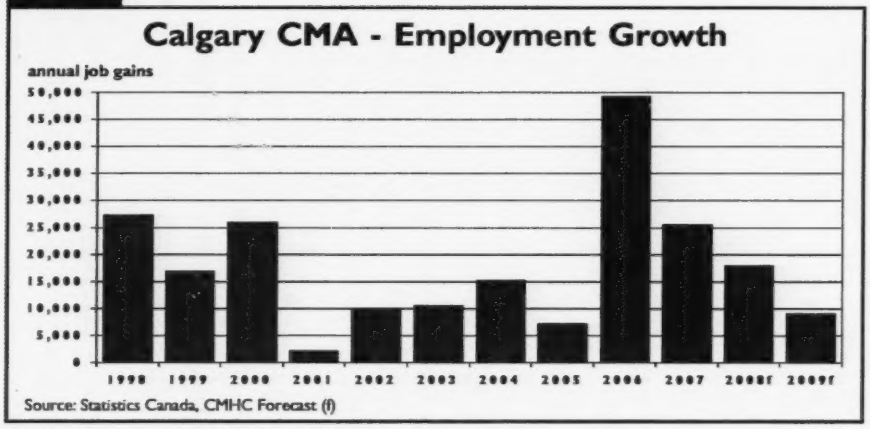
The row vacancy rate in the Calgary CMA increased from 2.1 per cent to 2.7 per cent between October 2007 and October 2008. Townhouse vacancy rates increased among all bedroom types. The vacancy rate ranged from a low of zero for bachelor units to a 3.2 per cent vacancy rate for two-bedroom units.

Geographically, the Northeast had the highest vacancy rate of 4.2 per cent followed closely by the Southwest were the vacancy rate was 4.0 per cent. There were no vacancies in Chinook and Fish Creek had a low vacancy rate of 0.7 per cent.

The October 2008 survey found a total of 110 vacant row (townhouse) units, up from the 87 reported a year earlier. The universe of townhouse rental units decreased from 4,122 units in 2007 to 4,008 units in 2008. The decrease was primarily due to conversions of townhouse rentals to condominium units. Some row units were also removed due to renovations.

The availability rate for private row units increased from 3.4 per cent to 4.4 per cent over the past year. Availability rates showed the biggest change in one-bedroom units, rising from 2.6 per cent to 5.3 per cent over the survey period. The availability of two-bedroom units at 5.3 per cent was also higher than the total average. By bedroom type and location, the Southwest for one-bedroom units had the highest availability rate of 10.3 per cent.

Figure 5



After rising by 14.6 per cent in 2007, same-sample townhouse rents rose by an average of 6.3 per cent in 2008. The percentage change in average row rents was the highest in the Southwest at 11.4 per cent and lowest in the Northeast at 5.4 per cent. Townhouse average rents where higher for all bedroom types in all zones, except for one-bedroom units in the Northwest where the average row rent fell from $813 to $797. The total average row rent was $1,134 in 2008, an increase of $64 per month from the average reported in October 2007.

RENTAL MARKET OUTLOOK

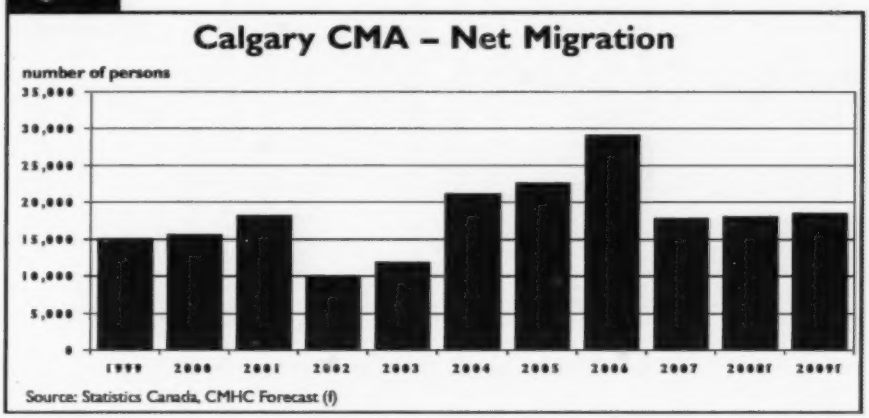
Vacancies Forecasted to Drift-Up in 2009

Calgary's economy continued to expand in 2008 and job growth is expected to end the year 2.6 per cent higher. In 2009, job growth is expected to moderate with employment gains being reduced to a growth rate of 1.3 per cent. A significant proportion of job creation this year has gone to those aged 15 to 24 years of age. Full-time job creation in this age bracket is conducive to rental household formation and this should support demand for rental units going into 2009.

Calgary will continue to see its population grow from migrants and this will continue to support rental demand. In 2007, net migration to the Calgary CMA amounted to 17,905. Some improvement is expected in 2008 as net migration is projected to have turned a corner to 18,000. In 2009, net migration is forecasted to rise by 2.8 per cent to 18,500.

The continued conversion of rental apartments to condominium units and very few rental housing starts will erode the purpose built private rental apartment universe. However

Figure 6



because of buyers' market conditions in the resale condominium market characterized by a high level of supply and downward pressure on price, it is expected that fewer conversions will be done in 2009.

Despite the above conditions, the continued movement to homeownership and competition from the secondary rental market will contribute to higher vacancies in 2009. A turnover survey done in conjunction with the Calgary Apartment Association showed that the primary reason for rental unit turnover was a movement to homeownership. With condominium units becoming more affordable, the spread between renting and owning has narrowed. This process of renting and then buying will continue in 2009 and this will put upward pressure on vacancy rates. There is also a high level of condominium units under construction and when many of these are completed in 2009 a significant proportion will likely be rented. Under these conditions, the average two-bedroom vacancy rate is projected to rise to three per cent by October 2009.

Average Rent Levelling in 2009

With vacancy rates projected to drift higher, landlords will want to hedge the risk of higher vacancies by limiting their rent increases. In October 2008, the average two-bedroom rent was $1,148 with the same structure average rent rising by 4.4 per cent from the previous year. In 2009, rent growth will be less than in 2008 with the average rent for a two-bedroom unit projected to rise marginally to $1,150. The period of tight vacancy rates and double digit rent increases is past. The rental market is now entering a phase of rent stability and vacancy management.

SECONDARY RENTAL MARKET SURVEY

Augmenting CMHC's traditional October Rental Market Survey, which covers private row and apartment structures with three or more units, is information on the secondary rental market in some select centres. More specifically, CMHC provides information on apartment condominiums offered for rent, as well as the following types of units: rented single-detached houses; rented double (semi-detached)houses; rented freehold row/town houses; rented duplex apartments; rented accessory apartments; and rented apartments which are part of a commercial or other type of structure containing one or two dwelling units.

The methodology section at the end of this report provides more detailed information on the Secondary Rental Market Survey.

CONDOMINIUM RENTAL MARKET SURVEY

Condominium Vacancy Rate Increased in 2008

Condominium vacancy rates moved higher in 2008. The overall rental condo vacancy rate rose from 0.7 per cent to 3.5 per cent in October 2008, up 2.8 percentage points from last year. The condominium vacancy rate in the Core area rose from 1.2 per cent to 2.6 per cent, while the West area experienced a rise from 0.2 per cent to 3.8 per cent. By building size, condominium vacancy rates ranged from a low of 2.2 per cent in 100+ unit buildings to a high of 5.4 per cent in smaller buildings of 10 to 19 units.

Condominium Average Rent Increased

After reaching an average of $1,217 per month in October 2007, the average rent for a two-bedroom condominium unit increased by $76 to $1,293 per month in October 2008. The average two-bedroom rent for a purpose built private rental apartment unit was lower by $145 per month. The difference in rent is because rental condominium units are built for homeownership and tend to come with more and better amenities. Location is also a factor that impacts rents. The Core area had the highest rents at $1,407 per month for a two-bedroom unit while the East area had the lowest at $1,047.

Condominium Universe Expanded but Rental Condo Units Lower in 2008

The condominium universe in October 2008 was 33,055 units, up 9.8 per cent from October 2007. The number of condominium units rented amounted to 5,939 units and was 7.9 per cent lower than the 6,447 units that were found to be rented in the October 2007 survey. The recent growth in condominium rental units appears to have reversed in 2008. The average price of a condominium unit has been drifting lower in 2008 and some investors that bought units appear to be selling rather than renting. Because of the fewer number of condominiums rented this year, the percentage of condominiums rented was lowered from 21.4 per cent in 2007 to 18 per cent of the universe in 2008.

OTHER SECONDARY RENTAL MARKET SURVEY

Tables 5.1 and 5.2 provide details on CMHC's 2008 Other Secondary Rental Market Survey. As previously mentioned, this survey gathers data on rented single-detached houses, double (semi-detached) houses, freehold row/town houses, duplex apartments, accessory apartments, and apartments which are part of a commercial or other type of structure containing one or two dwelling units.

Number of Households in Other Secondary Rented Units Lower

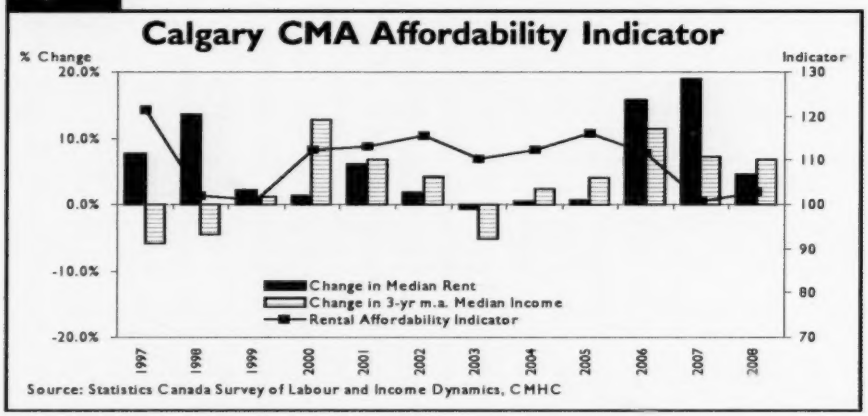
The number of households renting in the other secondary market is estimated to have decreased from 49,052 to 47,764 households, a decrease of 2.6 per cent between the October 2007 and 2008 surveys. The number of households renting in this secondary market remained larger than the combined total of all the other sources of rental stock. In October 2008, the rental universe for purpose built rental apartments was 36,858, the row rental universe was 4,008, and rental condominium units amounted to 5,939. Combined these total to 46,805 units. In the Calgary CMA, the grand total of all rental units amounted to 94,569 units, of which 50.5 per cent were households living in other secondary units.

The share of rental households living in single-detached dwellings increased from 39 per cent of households to 43 per cent as a result of more single-detached units rented and fewer other rented dwelling types. The number of rented semi-detached, row and duplex units was reduced by 1,875 units, or 8.7 per cent, and represented 40.9 per cent of the other secondary rental market. Accessory suites, which include suites and basement apartments, accounted for 7,685 units, lower by 7.8 per cent from last year. Approximately 16 per cent of tenants in the other secondary rental market lived in accessory suites.

Average Rents Higher

Rents were generally higher in the other secondary rental market this year as compared to last. The secondary average rent was $1,125 per month, higher by $80 as compared to a year ago. Average rents ranged from $855 per month for an accessory suite to $1,350 for a three-bedroom single-detached house. The average two-bedroom single-detached home rented for $1,092, higher by $49 per month as compared to a year earlier. The average two-bedroom rent of an accessory suite rose from $763 to $924, up $161 per month from the October 2007 survey.

Figure 7



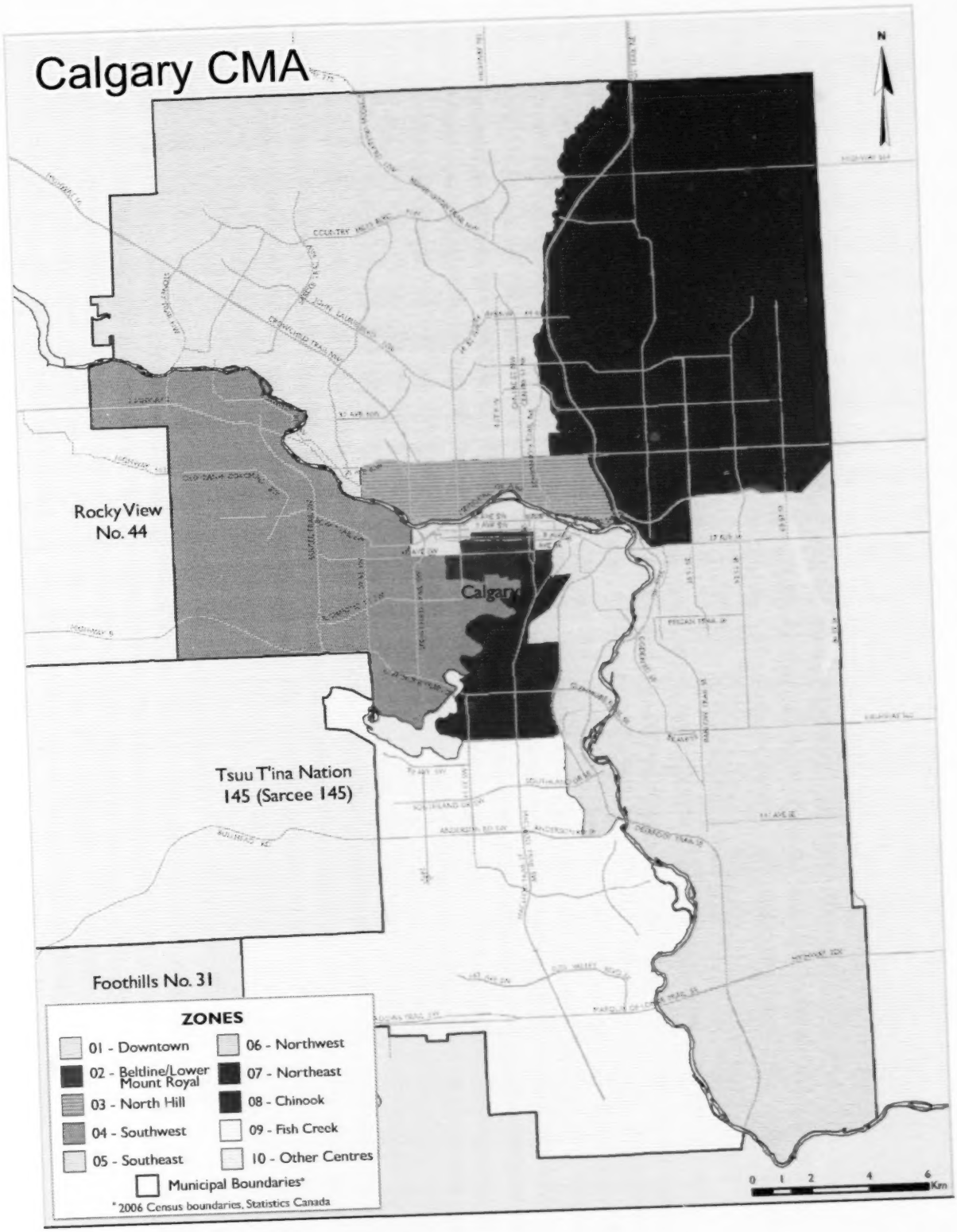
RENTAL AFFORDABILITY INDICATOR

Definition of Affordability Indicator

The rental affordability indicator is a gauge of how affordable a rental market is for those households which rent within that market. One generally accepted rule of thumb for affordability is that a household should spend less than 30 per cent of its gross income on housing. The rental affordability indicator examined a three-year moving average of median income of renter households and compared it to the income required to pay for the median rent for a two-bedroom apartment in the centre in which they live using the 30 per cent benchmark. The three-year moving average of median income of households in a centre is in fact divided by this required income. The resulting number is then multiplied by 100 to form the indicator. An indicator value of 100 indicates that 30 per cent of the median income of renter households is necessary to rent a two-bedroom apartment going at the median rental rate. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Affordability Improving

After two years of decline, the rental affordability indicator rose from 101 in 2007 to 103 in 2008. This was the result of lower rent gains relative to income growth. In 2008, the median price of a two-bedroom rental apartment in Calgary increased by 4.5 per cent. At the same time, the growth of the three-year moving average of median income of renter households increased by 6.8 per cent. Since the median income grew at a faster pace than the median rent, affordability improved and the rental indicator in Calgary rose.


Calgary CMA
N
Rocky View No. 44
Calgary
Tsuu T'ina Nation 145 (Sarcee 145)
Foothills No. 31
ZONES
01 - Downtown
02 - Beltline/Lower Mount Royal
03 - North Hill
04 - Southwest
05 - Southeast
06 - Northwest
07 - Northeast
08 - Chinook
09 - Fish Creek
10 - Other Centres
Municipal Boundaries*
* 2006 Census boundaries, Statistics Canada
0 1 2 4 6 Km

RMS ZONE DESCRIPTIONS - CALGARY CMA	
Zone 1	**Downtown** - North: the Bow River; West: 24 Street SW; East: the Elbow River; South: 17 Avenue SW (from 24A Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17 Avenue SE (from 2nd Street SE to the Elbow River).
Zone 2	**Beltline/Lower Mount Royal** - North: 17 Avenue SW (from 17 Street SW to 14 Street SW), 12 Avenue SW (from 14 Street SW to 11 Street SW), 10 Avenue SW (from 11 Street SW to 2nd Street SE), and 17th Avenue SE (from 2nd Street SE to the Elbow River); West: 17 Street SW; East: 2nd Street SE (from 10 Avenue SW to 17 Avenue SE), otherwise Elbow River; South: 26 Avenue SW (from 17 Street SW to 14 Street SW), Frontenac Avenue (from 14 Street SW to 8 Street SW), Hillcrest Avenue (from 8 Street SW to 4 Street SW), otherwise Elbow River.
Zone 3	**North Hill** - North: 16 Avenue NW; West: 37 Street NW; East: Deerfoot Trail; South: Bow River.
Zone 4	**Southwest** - North: Bow River; West: West City Limits; East: 24 Street SW (from Bow River to 17 Avenue SW), 17 Street SW (from 17 Avenue SW to 26 Avenue SW), otherwise Elbow River; South: Tsuu T'ina Nation 145 (from West City Limits to Sarcee Trail SW), Glenmore Trail (from Sarcee Trail SW), otherwise Glenmore Reservoir.
Zone 5	**Southeast** - North: Bow River (from Elbow River to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits); West: Elbow River (from Bow River to 25 Avenue SW), Blackfoot Trail (from 26 Avenue SW to Anderson Road SE), otherwise Bow River; East: Eastern City Limits; South: Southern City Limits.
Zone 6	**Northwest** - North: Northern City Limits; West: Western City Limits; East: Nose Creek; South: Bow River (from Western City Limits to 37 Street NW), otherwise 16th Avenue NW.
Zone 7	**Northeast** - North: Northern City Limits; West: Nose Creek; East: Eastern City Limits; South: Bow River (from Nose Creek to Barlow Trail SE), 17 Avenue SE (from Barlow Trail SE to 36 Street SE), Memorial Drive SE (from 36 Street SE to Eastern City Limits).
Zone 8	**Chinook** - North: Elbow River; West: Elbow River; East: Blackfoot Trail; South: Heritage Drive SW.
Zone 9	**Fish Creek** - North: Glenmore Reservoir (from Western City Limits to 14 Street SW), otherwise Heritage Drive SW and SE; West: Western City Limits; East: Blackfoot Trail (from Heritage Drive SE Avenue SW to Anderson Road SE), otherwise Bow River; South: Southern City Limits.
Zones 1-9	**Calgary City**
Zone 10	**Other Centres**
Zones 1-10	**Calgary CMA**

CONDOMINIUM SUB AREA DESCRIPTIONS - CALGARY CMA	
Sub Area 1	**Core** includes RMS Zone 1 (Downtown); Zone 2 (Beltline/Lower Mount Royal); and Zone 3 (North Hill).
Sub Area 2	**West** includes RMS Zone 4 (Southwest); Zone 6 (Northwest); Zone 8 (Chinook); and Zone 9 (Fish Creek).
Sub Area 3	**East** includes RMS Zone 5 (Southeast); Zone 7 (Northeast); and Zone 10 (Other Centres).
Sub Areas 1-3	**Calgary CMA**

NOTE: Refer to RMS Zone Descriptions page for detailed zone descriptions.

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units - Vacant and Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent

Available in the Quebec, Montreal, Ottawa, Toronto, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data *

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($)
4.1.3 Rental Condominium Apartments - Average Rents ($)
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in Secondary Rented Units and Estimated Percentage of Households in Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	0.0 c	1.7 a	1.4 a	1.6 a	1.3 a	1.3 a	5.1 d	0.0 a	1.3 a	1.5 a
Zone 2 - Beltline	2.2 c	1.3 a	1.3 a	1.7 a	1.9 a	2.5 a	2.1 c	4.5 d	1.6 a	2.0 a
Zone 3 - North Hill	0.0 c	**	0.7 b	1.5 b	0.7 a	0.8 a	**	0.0 d	0.8 a	1.6 b
Zone 4 - Southwest	**	**	2.7 b	3.1 c	1.5 a	2.5 b	**	**	2.0 b	2.6 b
Zone 5 - Southeast	0.0 a	**	3.4 a	4.0 a	0.5 a	3.1 a	1.5 a	5.8 d	1.7 a	3.7 a
Zone 6 - Northwest	0.0 d	**	2.2 c	2.0 b	3.1 c	2.8 a	**	**	2.7 b	2.5 a
Zone 7 - Northeast	n/s	**	1.7 a	2.0 a	2.5 a	3.1 a	2.9 c	4.1 a	2.2 a	2.8 a
Zone 8 - Chinook	0.0 c	10.3 a	0.4 a	1.2 a	0.3 a	1.6 a	0.0 c	0.0 a	0.3 a	1.4 a
Zone 9 - Fish Creek	0.0 b	4.4 a	0.9 a	1.1 a	0.7 a	1.8 a	1.5 a	3.2 a	0.8 a	1.7 a
Calgary City (Zones 1-9)	1.4 a	2.9 b	1.5 a	1.9 a	1.5 a	2.2 a	2.4 c	2.7 b	1.5 a	2.1 a
Zone 10 - Other Centres	0.0 a	0.0 a	0.9 a	3.5 a	0.0 a	2.0 a	2.4 a	2.7 a	0.5 a	2.3 a
Calgary CMA	**1.4 a**	**2.9 b**	**1.5 a**	**1.9 a**	**1.5 a**	**2.2 a**	**2.4 c**	**2.7 b**	**1.5 a**	**2.1 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	640 c	865 b	984 b	1,028 a	1,134 b	1,272 a	1,305 c	1,373 d	1,013 b	1,103 a
Zone 2 - Beltline	739 b	794 a	886 a	947 a	1,145 a	1,200 a	1,552 b	1,570 a	961 a	1,024 a
Zone 3 - North Hill	631 b	742 b	768 a	871 a	953 b	1,080 a	1,218 d	1,333 b	832 a	959 a
Zone 4 - Southwest	638 b	678 b	850 a	851 a	1,023 a	1,080 a	994 b	965 b	930 a	950 a
Zone 5 - Southeast	633 c	641 b	954 a	948 a	1,006 a	976 a	813 a	855 a	948 a	940 a
Zone 6 - Northwest	578 b	645 b	929 a	962 a	1,095 a	1,139 a	1,056 c	1,077 b	1,009 a	1,048 a
Zone 7 - Northeast	n/s	**	835 a	947 a	1,064 a	1,125 a	927 b	1,110 a	974 a	1,061 a
Zone 8 - Chinook	783 b	838 a	927 a	970 a	1,179 a	1,161 a	1,233 b	1,293 b	1,058 a	1,060 a
Zone 9 - Fish Creek	781 a	849 a	964 a	1,033 a	1,113 a	1,169 a	1,137 a	1,191 a	1,062 a	1,119 a
Calgary City (Zones 1-9)	691 a	778 a	898 a	952 a	1,092 a	1,151 a	1,052 a	1,066 a	976 a	1,033 a
Zone 10 - Other Centres	523 a	614 a	770 a	845 a	904 a	967 a	843 a	919 a	841 a	910 a
Calgary CMA	**688 a**	**775 a**	**897 a**	**951 a**	**1,089 a**	**1,148 a**	**1,046 a**	**1,063 a**	**974 a**	**1,031 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.3 Number of Private Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	3 a	172	51 a	3,104	21 a	1,568	0 a	19	75 a	4,864
Zone 2 - Beltline	10 a	751	95 a	5,444	83 a	3,274	3 d	69	192 a	9,537
Zone 3 - North Hill	**	97	26 b	1,749	11 a	1,317	0 d	68	52 b	3,231
Zone 4 - Southwest	**	139	65 c	2,104	53 b	2,127	**	443	126 b	4,813
Zone 5 - Southeast	**	51	22 a	567	21 a	682	10 d	171	55 a	1,471
Zone 6 - Northwest	**	80	36 b	1,859	57 a	2,048	**	476	111 a	4,462
Zone 7 - Northeast	**	**	13 a	646	35 a	1,116	4 a	97	52 a	1,867
Zone 8 - Chinook	4 a	39	16 a	1,393	19 a	1,205	0 a	91	39 a	2,728
Zone 9 - Fish Creek	2 a	47	13 a	1,181	36 a	1,949	9 a	283	59 a	3,459
Calgary City (Zones 1-9)	41 b	1,384	338 a	18,047	336 a	15,285	46 b	1,716	761 a	36,432
Zone 10 - Other Centres	0 a	23	4 a	115	5 a	251	1 a	37	10 a	426
Calgary CMA	**41 b**	**1,407**	**342 a**	**18,162**	**341 a**	**15,536**	**47 b**	**1,753**	**771 a**	**36,858**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	0.0 c	1.7 a	2.9 a	2.4 a	2.9 b	2.4 a	**	0.0 a	2.8 a	2.4 a
Zone 2 - Beltline	3.6 d	3.2 c	3.1 b	3.4 b	3.6 b	4.9 a	2.1 c	10.3 c	3.3 b	3.9 a
Zone 3 - North Hill	0.0 c	**	1.0 a	6.2 b	1.1 a	5.8 b	**	0.0 d	1.3 a	6.2 b
Zone 4 - Southwest	**	**	4.4 c	4.7 c	3.5 c	4.1 b	**	**	3.8 b	4.1 b
Zone 5 - Southeast	5.7 a	**	4.9 a	4.1 a	1.0 a	3.6 a	2.0 c	8.2 c	2.8 a	4.3 a
Zone 6 - Northwest	0.0 d	**	3.4 c	3.2 b	4.3 c	4.4 b	3.4 d	4.0 d	3.8 c	3.8 b
Zone 7 - Northeast	n/s	**	2.0 a	2.6 a	3.7 a	4.2 a	4.3 d	6.2 a	3.1 a	3.7 a
Zone 8 - Chinook	2.4 b	12.9 a	1.5 a	2.1 a	1.8 a	3.7 a	0.0 c	3.3 a	1.6 a	3.0 a
Zone 9 - Fish Creek	0.0 b	4.4 a	2.2 a	3.4 a	1.6 a	4.1 a	2.2 b	3.9 a	1.8 a	3.8 a
Calgary City (Zones 1-9)	2.5 b	4.3 c	2.9 a	3.5 a	2.9 a	4.2 a	3.2 c	3.7 c	2.9 a	3.9 a
Zone 10 - Other Centres	0.0 a	0.0 a	2.6 a	5.2 a	1.2 a	4.0 a	2.4 a	13.5 a	1.6 a	4.9 a
Calgary CMA	**2.4 b**	**4.3 c**	**2.9 a**	**3.5 a**	**2.9 a**	**4.2 a**	**3.1 c**	**3.9 b**	**2.9 a**	**3.9 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Downtown	**	**	16.9 d	4.6 d	10.4 d	6.0 c	**	**	14.0 c	5.9 c
Zone 2 - Beltline	12.6 c	**	14.0 c	4.0 d	16.1 d	3.5 d	**	++	15.5 d	3.7 d
Zone 3 - North Hill	**	**	15.0 d	10.5 d	17.7 d	9.4 c	**	**	15.7 d	10.4 d
Zone 4 - Southwest	**	**	15.0 d	5.7 c	15.0 d	2.6 c	**	**	13.9 c	3.8 d
Zone 5 - Southeast	**	**	13.7 a	++	15.5 a	++	6.7 c	**	14.4 a	++
Zone 6 - Northwest	**	**	18.3 a	2.3 b	18.5 a	4.1 b	**	++	18.8 a	3.0 b
Zone 7 - Northeast	**	**	9.9 a	10.3 a	12.2 a	8.8 a	**	18.4 a	11.6 a	9.6 a
Zone 8 - Chinook	**	**	**	3.6 d	19.1 a	++	**	**	21.4 d	++
Zone 9 - Fish Creek	9.9 b	4.4 b	14.2 a	4.9 b	13.0 a	4.1 b	10.5 a	**	13.2 a	4.8 b
Calgary City (Zones 1-9)	12.7 c	8.7 c	15.7 a	4.9 b	15.4 a	4.4 b	17.0 d	4.2 d	15.5 a	4.6 b
Zone 10 - Other Centres	6.8 a	17.7 a	7.7 a	9.7 a	8.1 a	8.7 a	**	5.4 a	8.0 a	8.8 a
Calgary CMA	**12.7 c**	**8.8 c**	**15.6 a**	**4.9 b**	**15.3 a**	**4.4 b**	**16.9 d**	**4.2 d**	**15.4 a**	**4.7 b**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Calgary CMA										
Pre 1960	**	0.0 d	2.2 c	2.0 c	2.7 c	1.4 a	**	**	2.3 b	1.6 c
1960 - 1974	1.4 a	3.9 c	1.5 a	1.9 a	1.8 b	1.9 a	3.1 d	2.2 b	1.6 a	2.0 a
1975 - 1989	0.7 b	3.0 d	1.2 a	1.9 a	1.2 a	2.4 a	1.6 c	3.6 d	1.2 a	2.3 a
1990 - 1999	**	**	**	1.0 a	0.9 d	5.9 c	**	**	0.7 b	4.3 c
2000+	n/s	n/s	4.1 b	1.6 a	1.2 a	2.8 a	**	**	2.5 a	2.2 a
Total	1.4 a	2.9 b	1.5 a	1.9 a	1.5 a	2.2 a	2.4 c	2.7 b	1.5 a	2.1 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type
Calgary CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Calgary CMA										
Pre 1960	643 d	690 d	788 a	854 a	996 b	1,065 a	**	**	822 a	908 a
1960 - 1974	731 a	808 a	919 a	960 a	1,084 a	1,151 a	1,074 b	1,056 a	973 a	1,026 a
1975 - 1989	639 a	756 a	880 a	938 a	1,087 a	1,129 a	1,003 a	1,075 a	986 a	1,034 a
1990 - 1999	**	n/u	1,009 b	1,079 a	1,275 b	1,296 a	**	**	1,205 b	1,236 a
2000+	n/s	n/s	1,162 a	1,273 a	1,354 b	1,524 a	**	n/s	1,274 b	1,401 a
Total	688 a	775 a	897 a	951 a	1,089 a	1,148 a	1,046 a	1,063 a	974 a	1,031 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Calgary CMA										
3 to 5 Units	**	0.0 d	**	**	1.1 a	0.9 a	2.1 c	2.6 c	1.5 a	1.8 b
6 to 19 Units	**	**	1.8 c	1.5 b	1.9 c	2.3 c	0.0 d	**	1.8 b	1.9 b
20 to 49 Units	1.3 a	2.5 c	1.2 a	2.3 a	1.5 a	2.4 a	2.8 b	3.6 a	1.4 a	2.4 a
50 to 99 Units	1.4 a	6.9 a	1.4 a	2.2 a	1.5 a	2.1 a	5.3 a	0.0 a	1.5 a	2.2 a
100+ Units	0.5 b	2.3 a	1.4 a	1.6 a	1.4 a	2.4 a	**	2.1 a	1.4 a	2.0 a
Total	1.4 a	2.9 b	1.5 a	1.9 a	1.5 a	2.2 a	2.4 c	2.7 b	1.5 a	2.1 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Calgary CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Calgary CMA										
3 to 5 Units	534 c	594 b	714 a	718 b	838 a	903 a	887 a	922 a	831 a	882 a
6 to 19 Units	639 b	723 b	767 a	811 a	939 a	1,016 a	1,101 c	1,193 b	809 a	870 a
20 to 49 Units	709 a	753 a	877 a	938 a	1,068 a	1,115 a	1,217 a	1,258 a	962 a	1,016 a
50 to 99 Units	691 a	825 a	958 a	995 a	1,166 a	1,190 a	1,371 a	1,439 a	1,044 a	1,085 a
100+ Units	796 a	895 a	1,059 a	1,099 a	1,240 a	1,298 a	1,485 b	1,407 a	1,143 a	1,189 a
Total	688 a	775 a	897 a	951 a	1,089 a	1,148 a	1,046 a	1,063 a	974 a	1,031 a

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Calgary CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Calgary CMA										
LT $600	0.8 d	**	0.4 b	**	0.0 d	**	**	**	0.6 b	0.9 d
$600 - $699	2.7 c	3.1 d	1.2 d	0.9 d	**	**	**	0.0 d	1.4 a	1.4 a
$700 - $799	1.1 a	1.5 c	0.8 a	1.5 c	0.0 c	1.2 d	**	**	0.7 a	2.0 c
$800 - $899	2.0 b	**	1.3 a	1.5 b	0.6 a	**	0.0 c	**	1.0 a	1.9 b
$900 - $999	**	9.6 b	1.6 a	1.7 a	0.2 a	0.6 a	0.0 c	**	1.1 a	1.6 a
$1000+	**	4.3 d	3.4 c	2.7 a	2.5 a	2.7 a	3.8 c	2.0 c	2.9 a	2.7 a
Total	1.4 a	2.9 b	1.5 a	1.9 a	1.5 a	2.2 a	2.4 c	2.7 b	1.5 a	2.1 a

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u
Zone 2 - Beltline	n/u	n/u	n/u	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	0.0 a	**
Zone 4 - Southwest	**	**	**	6.9 a	2.6 a	4.0 a	1.4 a	3.4 a	1.9 a	4.0 a
Zone 5 - Southeast	n/u	n/u	**	**	6.4 a	5.3 a	1.5 a	1.5 a	3.9 a	3.8 b
Zone 6 - Northwest	n/u	n/u	4.6 a	1.8 a	1.5 a	3.1 a	2.8 a	1.5 a	2.2 a	2.4 a
Zone 7 - Northeast	n/u	n/u	**	**	2.1 a	5.7 b	1.5 a	2.8 a	1.8 a	4.2 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	n/s	**	**	**	**	0.0 a
Zone 9 - Fish Creek	**	**	**	**	1.7 a	0.4 a	0.6 a	1.9 c	1.4 a	0.7 a
Calgary City (Zones 1-9)	0.0 a	0.0 a	1.9 b	2.6 a	2.4 a	3.2 b	1.8 a	2.1 a	2.1 a	2.7 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0.0 a**	**0.0 a**	**1.9 b**	**2.6 a**	**2.4 a**	**3.2 b**	**1.8 a**	**2.1 a**	**2.1 a**	**2.7 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u
Zone 2 - Beltline	n/u	n/u	n/u	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	**	1,222 b
Zone 4 - Southwest	**	**	676 b	758 b	905 a	980 b	1,014 a	1,159 a	938 a	1,044 a
Zone 5 - Southeast	n/u	n/u	**	**	1,035 a	1,131 a	1,042 a	1,201 b	1,024 a	1,142 b
Zone 6 - Northwest	n/u	n/u	813 a	797 b	1,103 a	1,132 a	1,156 a	1,251 a	1,110 a	1,162 a
Zone 7 - Northeast	n/u	n/u	**	**	1,071 a	1,109 a	1,181 a	1,255 a	1,128 a	1,185 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	n/s	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	988 a	1,039 b	1,127 a	1,140 a	1,014 a	1,066 b
Calgary City (Zones 1-9)	**	**	810 b	868 b	1,038 a	1,087 a	1,138 a	1,226 a	1,071 a	1,134 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	****	****	**810 b**	**868 b**	**1,037 a**	**1,086 a**	**1,138 a**	**1,226 a**	**1,070 a**	**1,134 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.3 Number of Private Row (Townhouse) Units Vacant and Universe in October 2008 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u	n/u
Zone 2 - Beltline	n/u	n/u	**	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	9	**	**	**	37
Zone 4 - Southwest	**	**	2 a	29	8 a	200	5 a	147	15 a	378
Zone 5 - Southeast	n/u	n/u	**	**	16 a	293	3 a	226	20 b	535
Zone 6 - Northwest	n/u	n/u	1 a	58	21 a	665	7 a	481	29 a	1,203
Zone 7 - Northeast	n/u	n/u	**	**	24 b	425	14 a	499	38 a	927
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	0 a	54
Zone 9 - Fish Creek	**	**	**	**	2 a	613	4 c	190	6 a	849
Calgary City (Zones 1-9)	0 a	4	4 a	162	71 b	2,239	34 a	1,593	110 a	3,998
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0 a**	**4**	**4 a**	**162**	**71 b**	**2,249**	**34 a**	**1,593**	**110 a**	**4,008**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u
Zone 2 - Beltline	n/u	n/u	n/u	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	0.0 a	**
Zone 4 - Southwest	**	**	**	10.3 a	2.6 a	4.5 a	1.4 a	4.1 a	1.9 a	4.8 a
Zone 5 - Southeast	n/u	n/u	**	**	10.2 a	7.2 a	3.1 a	1.5 a	6.5 a	4.8 b
Zone 6 - Northwest	n/u	n/u	4.6 a	1.8 a	3.7 a	5.1 a	3.9 a	2.8 b	3.8 a	4.0 b
Zone 7 - Northeast	n/u	n/u	**	**	3.2 a	6.7 b	2.7 a	3.6 a	2.9 a	5.0 a
Zone 8 - Chinook	n/u	n/u	n/u	n/u	n/s	**	**	**	**	0.0 a
Zone 9 - Fish Creek	**	**	**	**	3.0 a	3.7 d	0.6 a	2.5 b	2.5 a	3.6 c
Calgary City (Zones 1-9)	0.0 a	0.0 a	2.6 a	5.3 a	4.1 a	5.2 a	2.7 a	2.9 a	3.4 a	4.3 a
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**0.0 a**	**0.0 a**	**2.6 a**	**5.3 a**	**4.1 a**	**5.3 a**	**2.7 a**	**2.9 a**	**3.4 a**	**4.4 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Downtown	n/u	n/u	n/u	n/u	**	n/u	n/u	n/u	**	n/u
Zone 2 - Beltline	n/u	n/u	n/u	**	**	**	**	**	**	**
Zone 3 - North Hill	n/u	n/u	**	**	**	**	**	**	**	**
Zone 4 - Southwest	**	**	**	**	10.1 c	9.0 b	7.7 a	**	10.4 a	11.4 c
Zone 5 - Southeast	n/u	n/u	**	**	19.8 a	10.5 a	**	**	17.6 a	9.9 b
Zone 6 - Northwest	n/u	n/u	**	**	19.3 a	++	17.0 d	**	18.6 a	++
Zone 7 - Northeast	n/u	n/u	**	**	13.3 a	4.7 c	**	**	13.6 a	5.4 b
Zone 8 - Chinook	n/u	n/u	n/u	n/u	**	**	**	**	**	**
Zone 9 - Fish Creek	**	**	**	**	10.0 a	6.2 c	12.5 a	4.5 d	11.1 a	5.6 b
Calgary City (Zones 1-9)	**	**	13.5 c	6.2 c	14.8 a	5.6 b	14.2 a	8.3 b	14.6 a	6.3 b
Zone 10 - Other Centres	n/u	n/u	n/u	n/u	**	**	n/u	n/u	**	**
Calgary CMA	**	**	13.5 c	6.2 c	14.7 a	5.7 b	14.2 a	8.3 b	14.6 a	6.3 b

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	0.0 c	1.7 a	1.4 a	1.6 a	1.4 a	1.3 a	5.1 d	0.0 a	1.3 a	1.5 a
Zone 2 - Beltline	2.2 c	1.3 a	1.3 a	1.7 a	1.9 a	2.5 a	1.8 c	5.4 c	1.6 a	2.0 a
Zone 3 - North Hill	0.0 c	**	0.6 b	1.5 a	0.7 a	0.8 a	**	0.0 d	0.8 a	1.6 b
Zone 4 - Southwest	**	**	2.7 b	3.1 c	1.6 b	2.6 b	**	1.5 d	2.0 a	2.7 a
Zone 5 - Southeast	0.0 a	**	3.3 a	4.0 a	2.2 b	3.8 a	1.5 a	3.4 c	2.3 a	3.7 a
Zone 6 - Northwest	0.0 d	**	2.3 c	2.0 a	2.7 b	2.9 a	2.9 b	2.4 c	2.6 a	2.5 a
Zone 7 - Northeast	n/s	**	1.7 a	2.0 a	2.4 a	3.8 a	1.7 a	3.0 a	2.1 a	3.2 a
Zone 8 - Chinook	0.0 c	10.3 a	0.4 a	1.2 a	0.3 a	1.6 a	0.0 c	0.0 a	0.3 a	1.4 a
Zone 9 - Fish Creek	0.0 b	4.2 a	0.9 a	1.0 a	0.9 a	1.5 a	1.1 a	2.7 a	0.9 a	1.5 a
Calgary City (Zones 1-9)	1.4 a	2.9 b	1.5 a	1.9 a	1.7 a	2.3 a	2.1 a	2.4 a	1.6 a	2.2 a
Zone 10 - Other Centres	0.0 a	0.0 a	0.9 a	3.5 a	0.0 a	1.9 a	2.4 a	2.7 a	0.5 a	2.3 a
Calgary CMA	**1.4 a**	**2.9 b**	**1.5 a**	**1.9 a**	**1.6 a**	**2.3 a**	**2.1 a**	**2.4 a**	**1.6 a**	**2.2 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	640 c	865 b	984 b	1,028 a	1,133 b	1,272 a	1,305 c	1,373 d	1,013 b	1,103 a
Zone 2 - Beltline	739 b	794 a	886 a	947 a	1,145 a	1,201 a	1,535 b	1,601 a	962 a	1,025 a
Zone 3 - North Hill	631 b	742 b	768 a	871 a	953 b	1,080 a	1,194 d	1,348 b	832 a	961 a
Zone 4 - Southwest	637 b	675 b	849 a	850 a	1,014 a	1,071 a	1,001 a	1,005 b	931 a	957 a
Zone 5 - Southeast	633 c	641 b	943 a	936 a	1,014 a	1,023 a	941 a	1,051 b	969 a	994 a
Zone 6 - Northwest	578 b	645 b	925 a	956 a	1,097 a	1,137 a	1,114 b	1,171 a	1,032 a	1,073 a
Zone 7 - Northeast	n/s	**	835 a	946 a	1,066 a	1,121 a	1,151 a	1,231 a	1,027 a	1,102 a
Zone 8 - Chinook	783 b	838 a	927 a	970 a	1,179 a	1,153 a	1,295 a	1,297 a	1,064 a	1,060 a
Zone 9 - Fish Creek	772 a	839 a	965 a	1,036 a	1,082 a	1,139 a	1,133 a	1,169 a	1,052 a	1,108 a
Calgary City (Zones 1-9)	691 a	777 a	898 a	951 a	1,085 a	1,143 a	1,099 a	1,143 a	986 a	1,043 a
Zone 10 - Other Centres	523 a	614 a	770 a	845 a	902 a	966 a	843 a	919 a	841 a	911 a
Calgary CMA	**688 a**	**774 a**	**897 a**	**950 a**	**1,082 a**	**1,140 a**	**1,097 a**	**1,140 a**	**984 a**	**1,041 a**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units Vacant and Universe in October 2008 by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total	Vacant	Total
Zone 1 - Downtown	3 a	172	51 a	3,104	21 a	1,568	0 a	19	75 a	4,864
Zone 2 - Beltline	10 a	751	95 a	5,446	83 a	3,280	4 c	76	193 a	9,552
Zone 3 - North Hill	**	97	26 a	1,761	11 a	1,326	0 d	84	52 b	3,268
Zone 4 - Southwest	**	141	67 c	2,133	61 b	2,327	9 d	590	141 a	5,191
Zone 5 - Southeast	**	51	24 a	582	37 a	975	13 c	397	75 a	2,006
Zone 6 - Northwest	**	80	38 a	1,916	78 a	2,713	23 c	956	140 a	5,665
Zone 7 - Northeast	**	**	13 a	648	59 a	1,541	18 a	596	90 a	2,794
Zone 8 - Chinook	4 a	39	16 a	1,393	19 a	1,232	0 a	118	39 a	2,782
Zone 9 - Fish Creek	2 a	49	13 a	1,224	38 a	2,562	13 a	472	65 a	4,308
Calgary City (Zones 1-9)	41 b	1,389	342 a	18,209	407 a	17,524	80 a	3,309	870 a	40,430
Zone 10 - Other Centres	0 a	23	4 a	115	5 a	261	1 a	37	10 a	436
Calgary CMA	**41 b**	**1,412**	**346 a**	**18,324**	**412 a**	**17,785**	**81 a**	**3,346**	**880 a**	**40,866**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Calgary CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Zone 1 - Downtown	0.0 c	1.7 a	2.9 a	2.4 a	2.9 b	2.4 a	**	0.0 a	2.8 a	2.4 a
Zone 2 - Beltline	3.6 d	3.2 c	3.1 b	3.4 b	3.6 b	4.8 a	1.8 c	10.7 c	3.3 b	3.9 a
Zone 3 - North Hill	0.0 c	**	1.0 a	6.2 b	1.1 a	5.9 b	**	0.0 d	1.3 a	6.2 b
Zone 4 - Southwest	**	**	4.3 c	4.8 c	3.4 b	4.2 b	**	1.7 c	3.6 b	4.1 b
Zone 5 - Southeast	5.7 a	**	4.8 a	4.2 a	3.7 b	4.7 a	2.6 a	4.4 c	3.8 a	4.4 a
Zone 6 - Northwest	0.0 d	**	3.4 c	3.2 b	4.2 b	4.6 a	3.7 c	3.4 d	3.8 b	3.9 a
Zone 7 - Northeast	n/s	**	2.0 a	2.6 a	3.6 a	4.9 a	2.9 a	4.1 a	3.0 a	4.2 a
Zone 8 - Chinook	2.4 b	12.9 a	1.5 a	2.1 a	1.8 a	3.6 a	0.0 c	2.5 a	1.6 a	3.0 a
Zone 9 - Fish Creek	0.0 b	4.2 a	2.2 a	3.5 a	1.9 a	4.0 b	1.6 a	3.4 a	1.9 a	3.8 a
Calgary City (Zones 1-9)	2.5 b	4.3 c	2.9 a	3.5 a	3.0 a	4.4 a	2.9 a	3.4 b	2.9 a	3.9 a
Zone 10 - Other Centres	0.0 a	0.0 a	2.6 a	5.2 a	1.1 a	4.6 a	2.4 a	13.5 a	1.6 a	5.3 a
Calgary CMA	**2.4 b**	**4.2 c**	**2.9 a**	**3.5 a**	**3.0 a**	**4.4 a**	**2.9 a**	**3.5 b**	**2.9 a**	**3.9 a**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Calgary CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08	Oct-06 to Oct-07	Oct-07 to Oct-08
Zone 1 - Downtown	**	**	16.9 d	4.6 d	10.4 d	6.0 c	**	**	14.0 c	5.9 c
Zone 2 - Beltline	12.6 c	**	14.0 c	4.0 d	16.1 d	3.6 d	**	++	15.4 d	3.7 d
Zone 3 - North Hill	**	**	14.8 c	10.6 d	17.7 d	9.5 c	**	**	15.5 d	10.5 d
Zone 4 - Southwest	**	**	15.2 d	5.8 c	14.3 c	3.5 d	**	**	13.4 c	4.7 c
Zone 5 - Southeast	**	**	13.6 a	++	16.9 a	++	13.1 c	8.0 c	15.4 a	2.6 c
Zone 6 - Northwest	**	**	17.8 a	2.2 b	18.7 a	3.6 c	20.6 d	**	18.7 a	3.0 b
Zone 7 - Northeast	**	**	10.0 a	10.3 a	12.6 a	7.6 a	14.1 c	7.3 a	12.3 a	8.2 a
Zone 8 - Chinook	**	**	**	3.6 d	19.1 a	++	**	**	21.4 d	++
Zone 9 - Fish Creek	9.9 b	4.5 b	14.2 a	5.3 b	12.4 a	4.5 b	11.2 a	3.4 d	12.7 a	4.9 b
Calgary City (Zones 1-9)	12.8 c	8.6 c	15.7 a	4.9 b	15.3 a	4.5 b	15.9 a	5.8 b	15.3 a	4.8 b
Zone 10 - Other Centres	6.8 a	17.7 a	7.7 a	9.7 a	7.9 a	8.7 a	**	5.4 a	7.8 a	8.9 a
Calgary CMA	**12.7 c**	**8.7 c**	**15.6 a**	**5.0 b**	**15.2 a**	**4.6 b**	**15.9 a**	**5.8 b**	**15.3 a**	**4.9 b**

[1]The Estimate of Percentage Change is a measure of the market movement, and is based on those structures that were common to the survey for both years.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
++ change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0)
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable

Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS[1]
Vacancy Rates (%)
Calgary CMA - October 2008

Condo Sub Area	Rental Condominium Apartments				Apartments in the RMS[1]			
	Oct-07		Oct-08		Oct-07		Oct-08	
Core	1.2	a	2.6	b	1.4	a	1.8	a
West	0.2	b	3.8	c	1.6	a	2.2	a
East	0.0	a	**		1.8	a	3.1	a
Calgary CMA	**0.7**	**a**	**3.5**	**b**	**1.5**	**a**	**2.1**	**a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.1.2 Rental Condominium Apartments and Private Apartments in the RMS[1]
Average Rents ($) by Bedroom Type
Calgary CMA - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +	
	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]	Rental Condo Apts.	Apts. in the RMS[1]
Core	n/u	800 a	**	960 a	1,407 c	1,194 a	**	1,436 b
West	n/u	722 a	1,152 c	940 a	1,243 c	1,135 a	n/u	1,060 b
East	n/u	652 a	**	938 a	1,047 c	1,057 a	n/u	942 a
Calgary CMA	**n/u**	**775 a**	**1,106 c**	**951 a**	**1,293 b**	**1,148 a**	**	**1,063 a**

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \le cv \le 2.5$), b – Very good ($2.5 < cv \le 5$), c – Good ($5 < cv \le 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \le 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type Calgary CMA - October 2008

Condo Sub Area	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Core	n/u	n/u	1,084 d	**	1,370 c	1,407 c	**	**	1,242 c	1,302 c
West	n/u	n/u	1,019 c	1,152 c	1,055 b	1,243 c	**	n/u	1,051 b	1,221 b
East	n/u	n/u	**	**	1,046 b	1,047 c	n/u	n/u	1,050 b	1,075 c
Calgary CMA	**n/u**	**n/u**	**1,063 c**	**1,106 c**	**1,217 b**	**1,293 b**	**	**	**1,158 b**	**1,244 b**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.2.1 Rental Condominium Apartments and Private Apartments in the RMS[1] Total Vacancy Rates (%) By Building Size Calgary CMA - October 2008

Size	Rental Condominium Apartments		Apartments in the RMS[1]	
	Oct-07	Oct-08	Oct-07	Oct-08
Calgary CMA				
3 to 9 Units	0.0 c	**	1.5 b	2.1 b
10 to 19 Units	**	5.4 d	1.9 b	1.6 c
20 to 49 Units	0.6 a	4.6 c	1.4 a	2.4 a
50 to 99 Units	0.4 b	5.1 d	1.5 a	2.2 a
100+ Units	0.9 a	2.2 b	1.4 a	2.0 a
Total	0.7 a	3.5 b	1.5 a	2.1 a

[1]Apartments surveyed in the Rental Market Survey (RMS) include only those units in purpose built rental buildings with at least three rental units.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments
Calgary CMA - October 2008

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Core	12,398	13,155	3,659 d	2,695 a	29.5 d	20.5 a	1.2 a	2.6 b
West	14,265	16,063	2,372 d	2,688 d	16.6 d	16.7 d	0.2 b	3.8 c
East	3,446	3,837	432 c	551 c	12.5 c	14.4 c	0.0 a	**
Calgary CMA	**30,109**	**33,055**	**6,447 a**	**5,939 a**	**21.4 a**	**18.0 a**	**0.7 a**	**3.5 b**

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate
Condominium Apartments By Building Size
Calgary CMA - October 2008

Condo Sub Area	Condominium Universe		Rental Units [1]		Percentage of Units in Rental		Vacancy Rate	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Calgary CMA								
3 to 9 Units	335	391	**	**	**	**	0.0 c	**
10 to 19 Units	1,253	1,529	322 d	243 d	25.7 d	15.9 d	**	5.4 d
20 to 49 Units	6,687	7,165	1,620 d	1,419 a	24.2 d	19.8 a	0.6 a	4.6 c
50 to 99 Units	5,429	6,495	1,167 d	1,119 d	21.5 d	17.2 d	0.4 b	5.1 d
100+ Units	16,405	17,475	3,306 d	3,114 d	20.2 d	17.8 d	0.9 a	2.2 b
Total	30,109	33,055	6,447 a	5,939 a	21.4 a	18.0 a	0.7 a	3.5 b

[1]Columns may not add in the estimated number of Rental Units due to a) rounding or b) variability due to sampling.

[2]Only structures that permit the renting of condominium units are included in the Condominium Survey universe.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

5.1 Other Secondary Rented Unit[1] Average Rents ($) by Dwelling Type Calgary CMA - October 2008

	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08	Oct-07	Oct-08
Calgary CMA										
Single Detached	n/s	n/s	**	**	1,043 c	1,092 d	1,331 b	1,350 b	1,242 b	1,262 b
Semi detached, Row and Duplex	n/s	n/s	n/s	**	861 b	1,016 c	1,052 b	1,165 b	988 b	1,108 b
Other-Primarily Accessory Suites	n/s	n/s	**	**	763 b	924 b	**	**	789 b	855 c
Total	n/s	n/s	**	674 d	880 b	1,014 b	1,167 b	1,244 a	1,045 b	1,125 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a – Excellent ($0 \leq cv \leq 2.5$), b – Very good ($2.5 < cv \leq 5$), c – Good ($5 < cv \leq 7.5$)
d – Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

5.2 Estimated Number of Households in Other Secondary Rented Units [1] by Dwelling Type Calgary CMA - October 2008

	Estimated Number of Households in Other Secondary Rented Units[1]	
	Oct-07	Oct-08
Calgary CMA		
Single Detached	19,305 a	20,540 b
Semi detached, Row and Duplex	21,414 a	19,539 b
Other-Primarily Accessory Suites	8,334 b	7,685 c
Total	49,052 a	47,764 a

[1]Statistics for secondary rented units exclude apartments in purpose built rental structures with three rental units or more, condominium apartments, units in institutions, and any dwelling whose type could not be identified in the survey.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Data suppressed to protect confidentiality or data is not statistically reliable
n/u: No units exist in universe for this category **n/s:** No units exist in the sample for this category **n/a:** Not applicable
Please click *Methodology* or *Data Reliability Tables Appendix* links for more details

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data from sampled structures. Most RMS data contained in this publication refer to privately initiated apartment structures.

The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. In October 2006, CMHC has introduced a new measure for the change in rent that is calculated based on existing structures only. This estimate is based on structures that were common to the survey sample the previous year and the current year of the Rental Market Survey. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in the Rental Market Report – Canada Highlights , Provincial Highlights, and the local Rental Market Reports. The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS. CMHC has identified the following dwelling components to be included in SRMS:

- Rented single-detached houses.
- Rented double (semi-detached) houses (i.e.. Two units of approximate equal size and under one roof that are situated either side-by-side or front-to-back).
- Rented freehold row/town homes.
- Rented duplex apartments (i.e.. one-above-other).
- Rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type).
- Rented condominiums (can be any dwelling type but are primarily apartments).
- One or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. In 2008, rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Toronto, Ottawa, Montréal and Québec (NOTE: condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

All data presented in this publication is based on Statistics Canada's 2001 and 2006 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicator

Canada Mortgage and Housing Corporation has developed a new rental affordability indicator to gauge how affordable a rental market is for those households which rent within that market. The level of income required for a household to rent a median priced two-bedroom apartment, using 30 per cent of its income, is calculated. The three-year moving average of median income of households in a centre is then divided by this required income. The resulting number is then multiplied by 100 to form the indicator. A value above 100 indicates that less than 30 per cent of the median income is required to rent a two-bedroom apartment, conversely, a value below 100 indicates that more than 30 per cent of the median income is required to rent the same unit. In general, as the indicator increases, the market becomes more affordable; as the indicator declines, the market becomes less affordable.

Median renter household income estimates used in the calculation of the rental affordability indicator are based on results of Statistics Canada's Survey of Labour and Income Dynamics. Results for this survey are available from 1994 to 2005. CMHC has developed forecasts of median renter household income for 2006, 2007 and 2008.

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